

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number 080662

PERMIT ISSUED

This is to certify that MAINE TURNPIKE AUTHORITY / Wright Ryan Construction, Inc

has permission to New signage for New Maine Turnpike Building

AT 2352 CONGRESS ST

L 233 A004001

provided that the person or persons who receive or accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

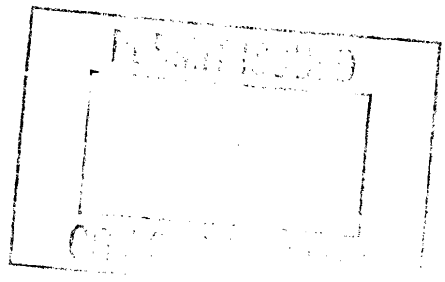
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0662	Issue Date:	CBL: 233 A004001
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Location of Construction: 2352 CONGRESS ST	Owner Name: MAINE TURNPIKE AUTHORITY	Owner Address: 430 RIVERSIDE ST	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: IM

Past Use: Maine Turnpike Authority	Proposed Use: Maine Turnpike Authority - New signage for New Maine Turnpike building - 2 freestanding (4x5) (7.6' x 4.4') 3 building signs.	Permit Fee: \$300.00	Cost of Work: \$300.00	CEO District: 3
Proposed Project Description: New signage for New Maine Turnpike building		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>TBC 2003</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06/12/2008	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/15/08</i> <i>D. Andrews</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____
		<i>Site plan exception</i>	

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____



Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>2360 CONGRESS ST.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>233</u> Block# <u>A004</u> Lot# <u>001</u> <u>A008</u> <u>001</u>	Owner: <u>MAINE TURNPIKE AUTHORITY</u>	Telephone: <u>(207) 871-7771</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Contractor name, address & telephone: <u>WRIGHT RYAN CONSTRUCTION INC.</u> <u>10 DANFORTH ST</u> <u>PORTLAND, ME 04101</u> <u>207-773-3625</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>MARK JOHNSON</u> phone: <u>772-3846</u>		
Tenant/allocated building space frontage (feet): Length: <u>—</u> Height: <u>—</u> (<u>SEE ATTACHED</u>) Lot Frontage (feet) <u>N/A</u> Single Tenant or Multi Tenant Lot <u>MULTI</u>		
Current Specific use: <u>OFFICE BUILDING</u> If vacant, what was prior use: <u>—</u> Proposed Use: <u>SAME</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>7'6" x 9'4"</u> Height from grade: <u>13'6"</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>SEE ATTACHED</u>		
Proposed awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/> Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] AGENT

Date: 9 June 2008

IM - multi-tenant.
freestanding - 70' max
15' high.
5' from prop.

This is not a permit; you may not commence ANY work until the permit is issued.

12.5' x 7.75' = 97.6 sq. ft. 9' x 7.75' = 69.75' ok
10.5' high 7'6" x 9'4" = 70' high + 10.5' w/ back ok.

building signs -
MTA - 36.22 sq. ft.
21.96 sq. ft. other
58.18 ok

5/22/08

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0662	Date Applied For: 06/12/2008	CBL: 233 A004001
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Location of Construction: 2352 CONGRESS ST	Owner Name: MAINE TURNPIKE AUTHORITY	Owner Address: 430 RIVERSIDE ST	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Maine Turnpike Authority - New signage for New Maine Turnpike building (2 freestanding signs - one 4'x5' & one 7'6" x 9'4") and three building signs (two for MTA -One 36.2 sf & one 21.96 sf) (one for Maine State Police - 22.36 sf)	Proposed Project Description: New signage for New Maine Turnpike building -(2 freestanding signs - one 4'x5' & one 7'6" x 9'4") and three building signs (two for MTA -One 36.2 sf & one 21.96 sf) (one for Maine State Police - 22.36 sf)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/15/2008

Note: The MTA/E-Z Pass identification plaques do not meet the ordinance. Sent the permit to planning for their review under section 14-368.5(g). **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/16/2008

Note: **Ok to Issue:**

- 1) Separate Permits shall be required for any new signage.
2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Dept: Planning **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 07/15/2008

Note: **Ok to Issue:**

- 1) Additional signs (2 small plaques at entrance walls) are approved under site plan ordinance's special exception provision.

Comments:

6/23/2008-amachado: Spoke to Mark Johnson. Told him that because of the location, size and information on the sign at the corner of Congress & the Airport Connector Road, it is considered a freestanding sign and not a directional or incidental sign, but it meets the ordinance for a freestanding sign. I also told him that the MTA/E-Z Pass plaques on the retaining wall don't meet the zoning ordinance. I am sending the permit to planning for review.

6/23/2008-amachado: Since the sign (D-5) at the corner of Congress and the Airport Connector is not directional, they owe \$40 more.

6/23/2008-amachado: Left message for Mark Johnson. Need elevation for plaques on retaining wall in front of the MTA entrance. Jean & Deb can't review them without it.



June 9, 2008

Ann Machado
Building Inspections Office
Room 315
City of Portland
389 Congress Street
Portland, Maine 04101

JUN 12 2008

Re: Sign Permit Application
Maine Turnpike Authority Headquarters
2360 Congress Street, Portland
CBL #233-A004-001 and #233-A008-001

Dear Ms. Machado,

On behalf of the Applicant, Maine Turnpike Authority, we submit herewith a Signage/Awning Permit Application and supporting documentation in accordance with city requirements and with condition 'x' of the project site plan approval.

Included with this letter are:

1. Completed Signage/Awning Permit Application Form
2. C-100 SIGNAGE KEY PLAN
3. C-101 ENTRY SIGN AND WALL (detail originally found as F1 on sheet C501 SITE DETAILS in site plan review application) - see Neokraft 1 of 6
4. C-1 PLAN DETAIL - SITE IDENTIFICATION SIGN LAYOUT
5. A2.1 EXTERIOR ELEVATIONS
6. Sign drawings 1 through 6 by Neokraft Signs, Inc.; Lewiston, Maine
7. Signage data (excerpt from Site Plan Review Application)
8. Application fee (check to 'City of Portland' for \$300)

Summary of Proposed Signage

The project is located in the IM - Industrial zone, and both the applicant and a troop of the Maine State Police will occupy the building. Therefore, the multi-tenant standards under the IM zone have been applied. Per discussion with Building Inspections staff, fee is being calculated only for building mounted signage and the principle site identification sign. The Signs other than for standard traffic directional and control being proposed include the following:

1. Site identification sign (please refer to C-100, C-101, C-1, and Neokraft drawings 1 and 2). This two-sided sign is for principle identification of the project. It will have a base

treatment of stone and plantings, and will have two ground-mounted uprights for illumination.

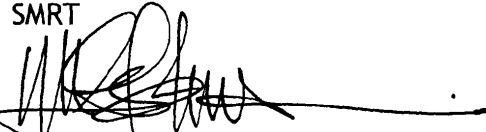
2. Site directional signs (please refer to C-100 and Neokraft drawing 6) provide basic user wayfinding and orientation information. From discussion with Building Inspections staff, these are not understood to be regulated under the zoning ordinance and are therefore not included in area or fee calculations. #5 is not directional
3. Building-mounted signage (please refer to drawing A2.1 EXTERIOR ELEVATIONS and Neokraft drawings 3 and 4) identify the two building occupants above their respective main entrances.
- * 4. Site wall-mounted identification plaques (please refer to C-100 and Neokraft drawing 5) highlight and identify the main public entrance for visitors. These are not understood to be regulated under the zoning ordinance and are therefore not included in area or fee calculations. * not considered incidental

Signage Data

The attached sheet summarizes proposed sign dimensions relative to city zoning requirements, and is a copy of information provided in the project site plan review application.

We believe the information and materials included herein are complete and ready for review. Please let us know if you have questions or require further information at this time.

Sincerely,
SMRT



Mark G. Johnson, ASLA
Landscape Architect / Agent for the Applicant

144 Fore Street
P.O. Box 618
Portland, ME 04104
p 207.772.3846 f 207.772.1070 email: mjohnson@smrtinc.com

Encls.

Cc: Peter Merfeld (MTA)
Bob Driscoll (HNTB)
SLB, MGJ, file 06016/15.1

SIGNAGE

Both freestanding and building-mounted signs are proposed. See Drawings for sign locations and details. Criteria used as specified for the IM Zone, for a multi-tenant building, are as follows:

Freestanding Sign: # 6 ^{or}

Dimension	Required	Provided
Maximum area:	70 sf	70 sf
Height:	15 ft	13.5 ft
Setback:	5 ft	5 ft
# per lot	1	1

Building Sign:*

Dimension	Required	Provided
Maximum area:	8% principal façade 2% other facades	0.85% 0.50%
# per lot	1 per tenant plus 1 per bldg. face = 6	2

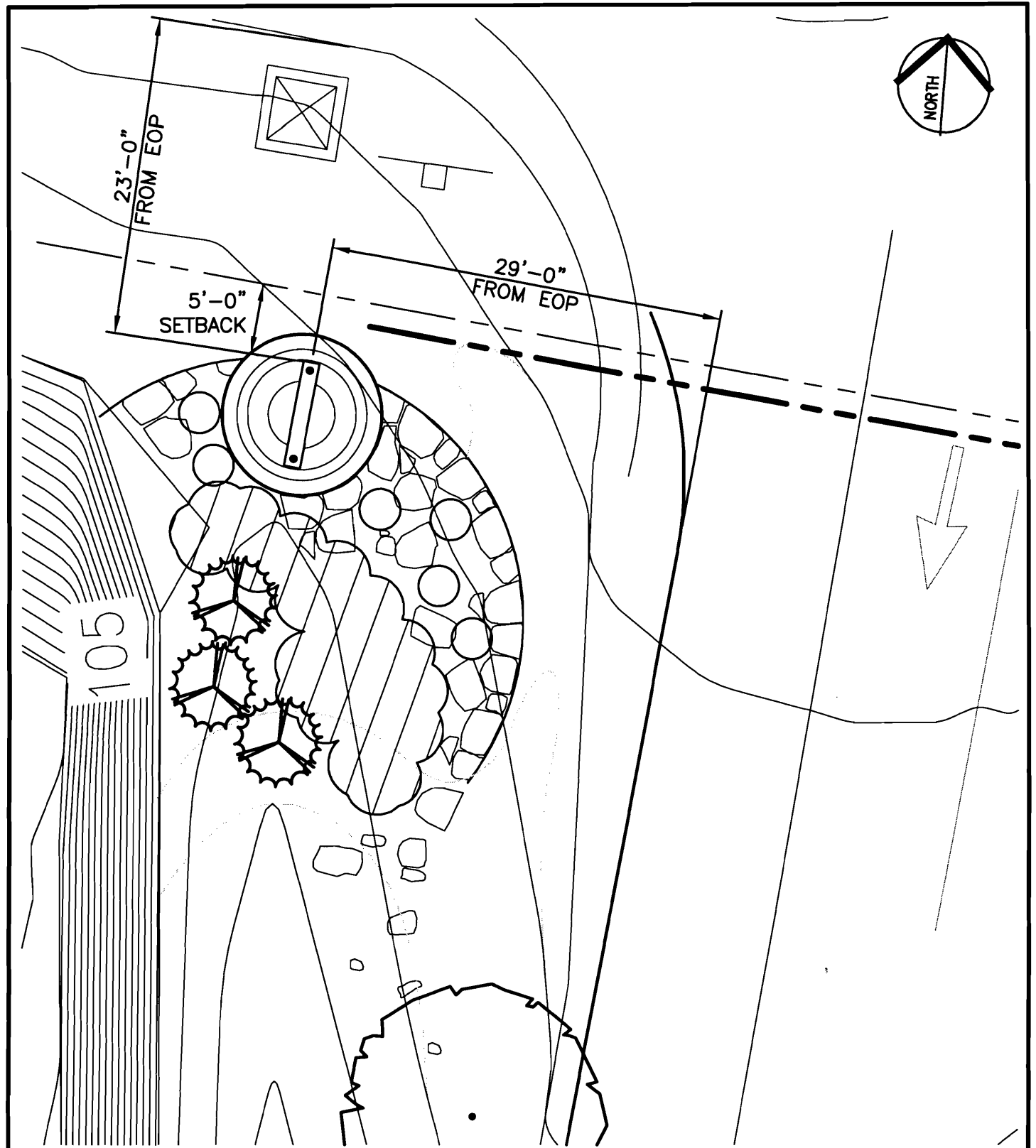
*based on elevation square footage calculations as follows:

West Elevation (State Police)
 Total = 4493.5 sf 2% = 89.87 sf
 Signage = 22.36 sf

State police = 22.4 sf

South Elevation (Main Entrance)
 Total = 4979.02 sf 8% = 398.32 sf
 Signage = 42.22 sf

MTA = 58.2 sf



**SM
RT**

ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street/P.O.Box 618 PORTLAND, MAINE 04104
tel. (207) 772-3846 / fax. (207) 772-1070

SCALE: 1" = 10'

CAD FILE: CP101-06016

PROJECT No. 06016

REF. SHEET: CP101

PM: SLB

SUPPLEMENTAL INSTRUCTION

SI-38

A/E: MGJ

SKETCH No.

C-1

DATE: 6-3-08

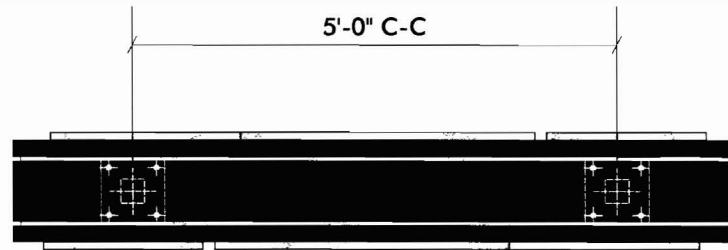
© COPYRIGHT 2007 SMRT INC.

PROJECT:

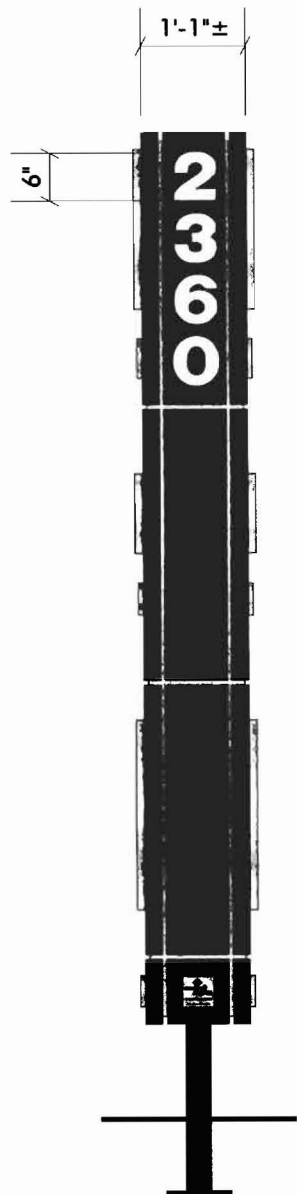
**MAINE TURNPIKE AUTHORITY
ADMINISTRATION BUILDING**

SUBJECT:

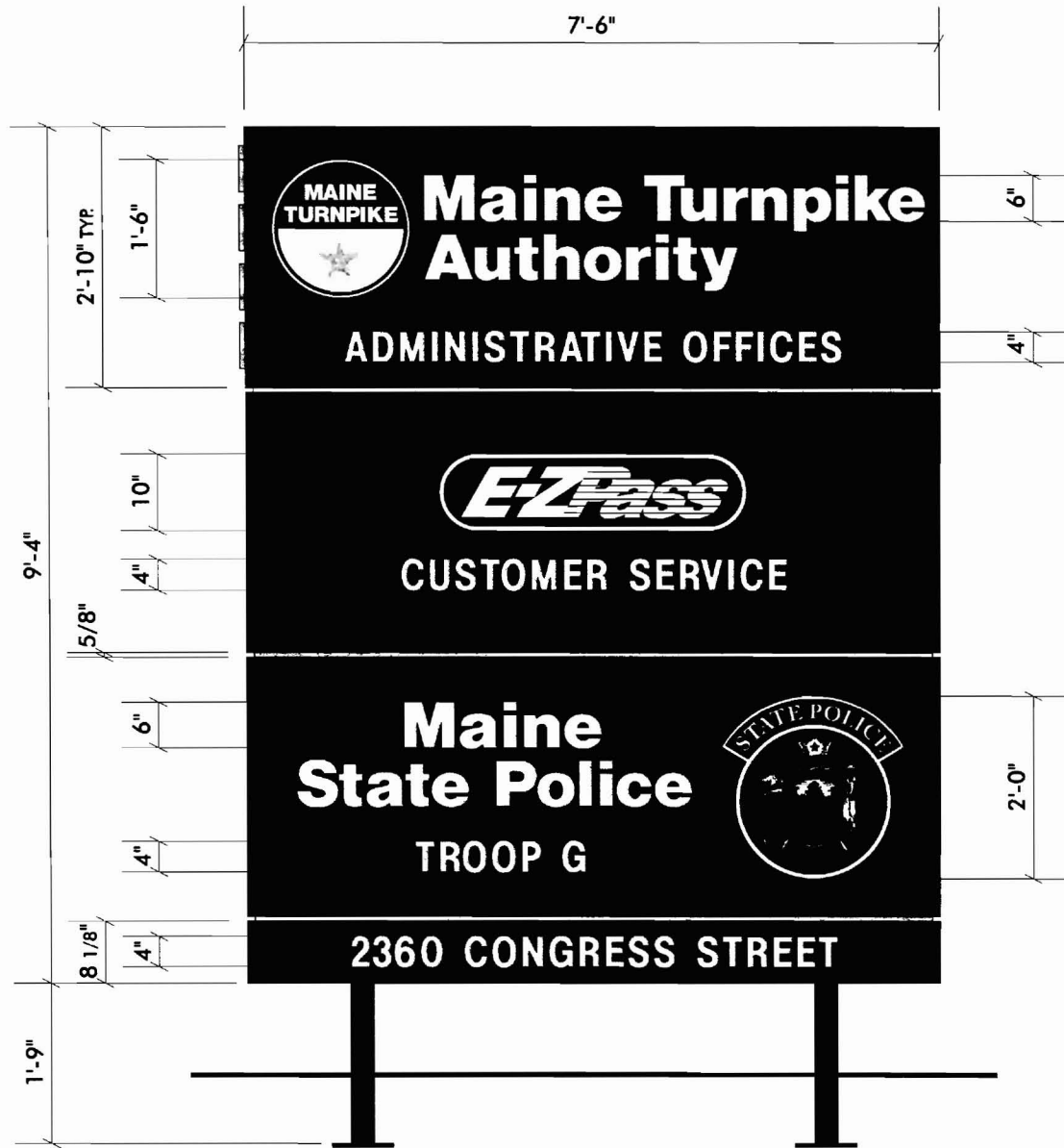
**PLAN DETAIL -
SITE IDENTIFICATION SIGN LAYOUT**



7'-8" x 9'-4"
 90" x 112" = 10080



END VIEW



ALUMINUM FRAME
 VISIBLE THROUGH

CLADDING TO BE
 OWNER-SUPPLIED
 COMPOSITE SHEET

CAST ALUMINUM
 BORDERS, HIGH
 INLAYS

CAST ALUMINUM

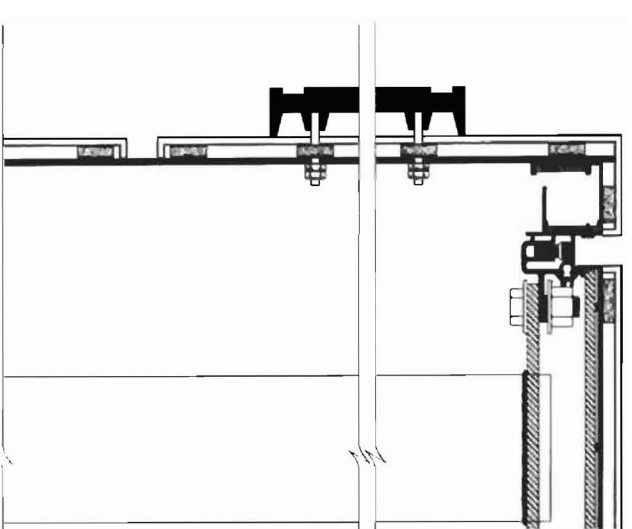
TWIN STEEL POST
 ROD BASES BY G



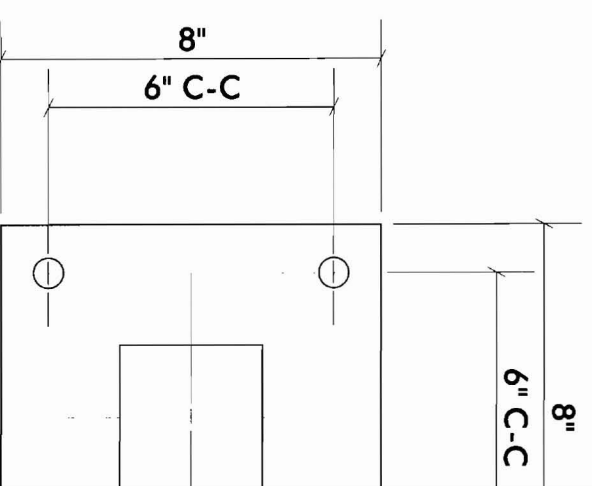
SIGN A-1—70 SQ. FT. DOUBLE FACE NON-ILLUMINATED DIRECTORY

SCALE: 1/2" = 1'-0" (1) REQUIRED

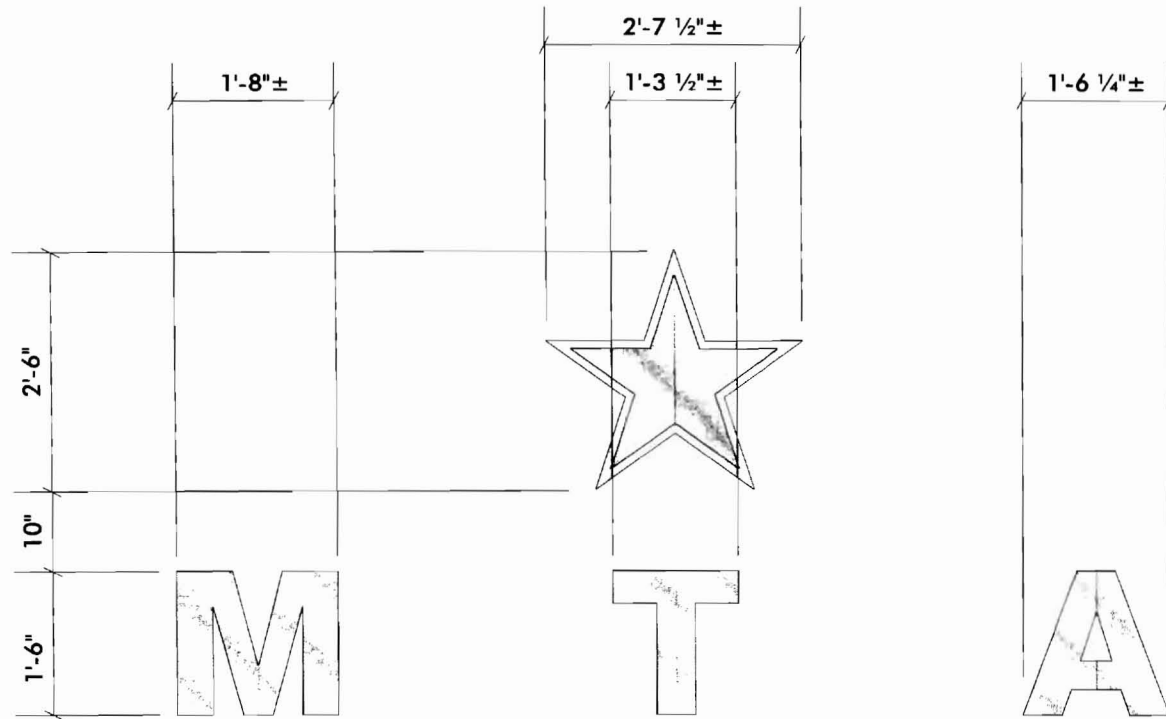
#6 on site plan @ corner of airport



(A1) FRAME-CLADDING SECTION
SCALE: 3"=1'-0"



(A1) STEEL MOUNTING PLATE
SCALE: 3"=1'-0" (2) 1



FABRICATED STAINLESS STEEL
FINISH

EXCEPT STAR: 1" CONTOUR,
WITH GOLD ANODIZED ALU

GLASS-MOUNT PIECES REQUI
MOUNTING CLIPS, VHB MO
BACKERS REQUIRED AS GLA

SIGN B-1—STAINLESS STEEL GLASS-MOUNT GRAPHICS

SCALE: 1/2"=1'-0" (1) SET REQUIRED

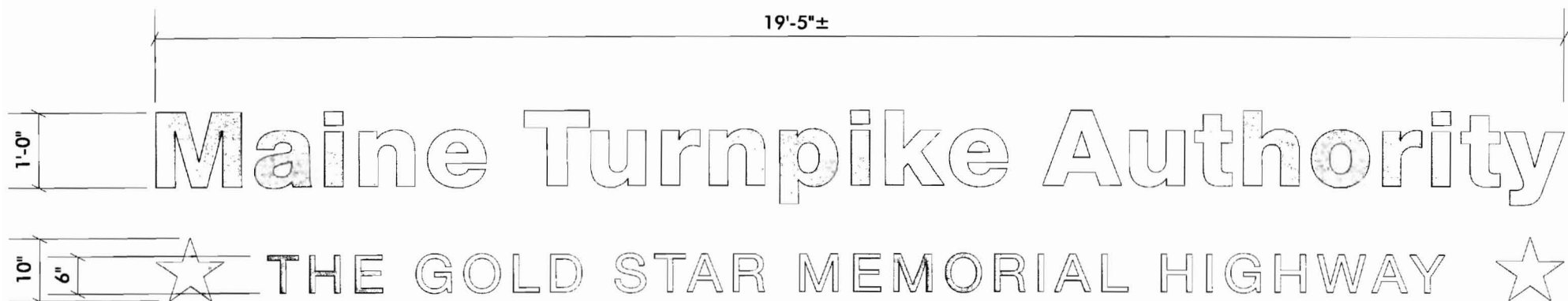
$$1025 \times 1.5 = 15.38$$

$$20.5 \times 2.63 = 6.575$$

21.96

233 x

19'5" >

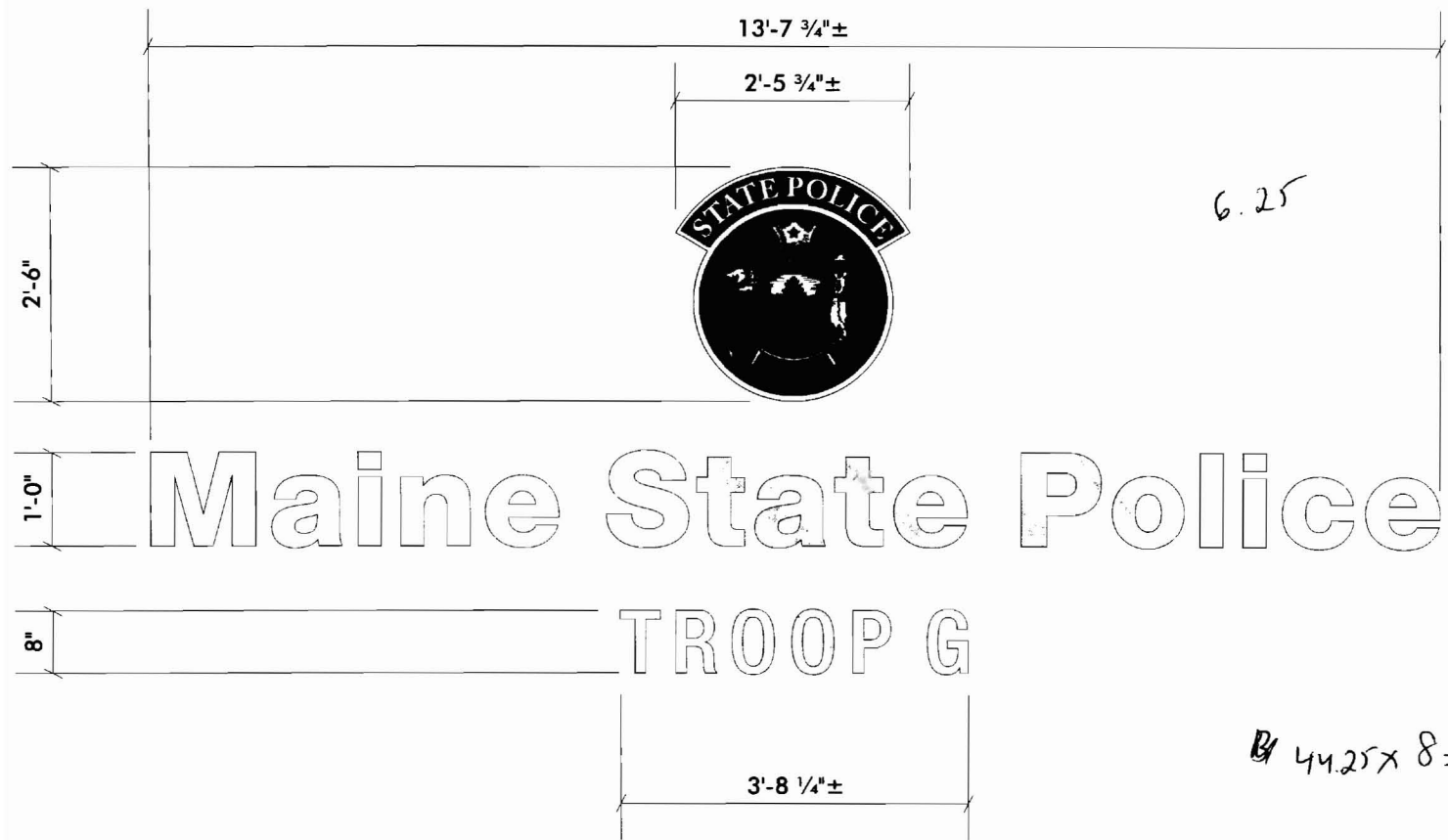


SIGN B-2—STAINLESS STEEL AND CAST ALUMINUM WALL LETTERS

SCALE: 1/2"=1'-0" (1) SET REQUIRED

19'-4 1/2" x 1'-0" 233 x 19'5"

$$233 \times 10 = 2330$$



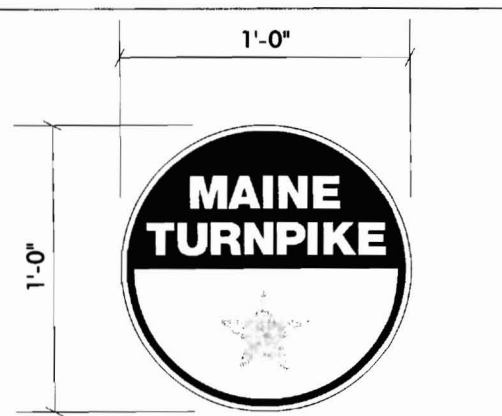
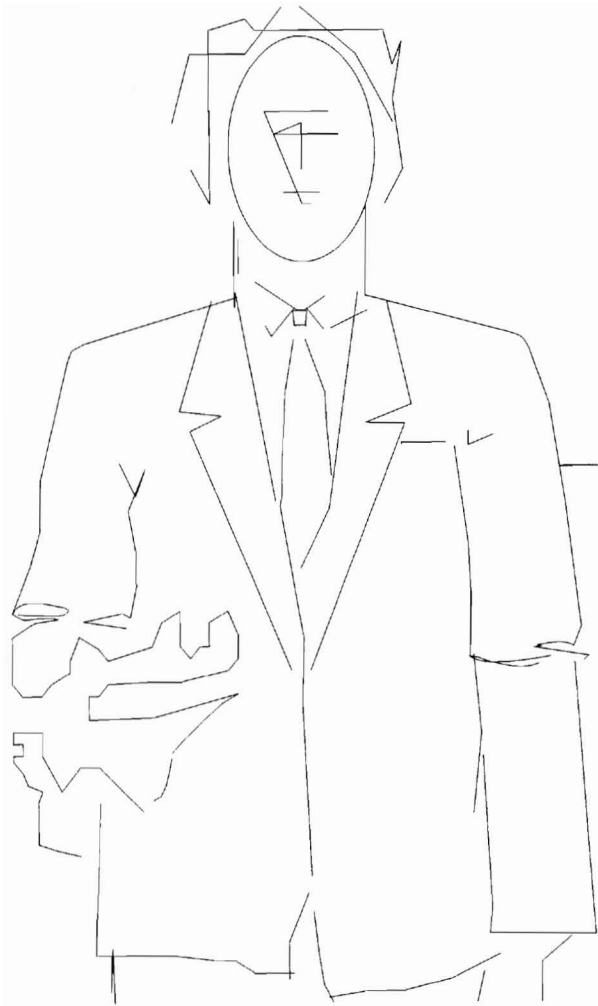
CAST AL
BORDER
INLAYS

FABRIC/
SATIN F

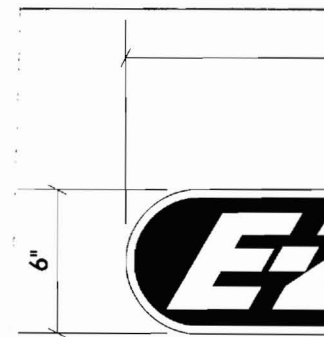
STUD-M

SIGN B-3—STAINLESS STEEL WALL LETTERS

SCALE: 1/2"=1'-0" (1) SET REQUIRED



SIGN C-1



SIGN C-2

CAST ALUMINUM PLAQUES WITH RAISED BORDERS, HIGH PERFORMANCE COLOR INLAYS

5/8"± DEPTH, STUD-MOUNT (STONE)

TYPE C—CAST ALUMINUM PLAQUES FOR RETAINING WALL

SCALE: 1 1/2" = 1'-0" (1) EACH OF (2) REQUIRED



ION FRAMES, ALUMINUM BACKS,
FACES

FACES FROM OWNER-SUPPLIED ALUMINUM/PLASTIC
COMPOSITE SHEETS

HIGH PERFORMANCE VINYL GRAPHICS, GSP SILVER
METALLIC [220-120] (5-YEAR LIFE) OR SOLID COLOR,
HIGH PERFORMANCE COLOR [220-TBD] (7-YEAR LIFE)

4" SQUARE STEEL POSTS AND BASES BY G.C.

TYPE D—DIRECTIONAL SIGN GRAPHIC PANELS

SCALE: 1/2"=1'-0" (7) TOTAL PER SCHEDULE



SIGN D-1



SIGN D-3



SIGN D-5 -not w/in site



SIGN D-7

COPY LAYOUTS SCHEDULE

SCALE: 1/2"=1'-0" (1) EACH

DISTRICT ROAD

ROAD

25' UTILITY EASEMENT

PROPOSED HEADQUARTERS

PORTLAND WATER DISTRICT EASEMENT

CONGRESS STREET

PWD EASEMENT

AIRPORT CONNECTOR

SIGN LEG

MTA
Deliver
2360 CONGRESS

MTA
Deliver

MTA / E-ZPass
State Police
Deliver

1

2

3

6

7

5

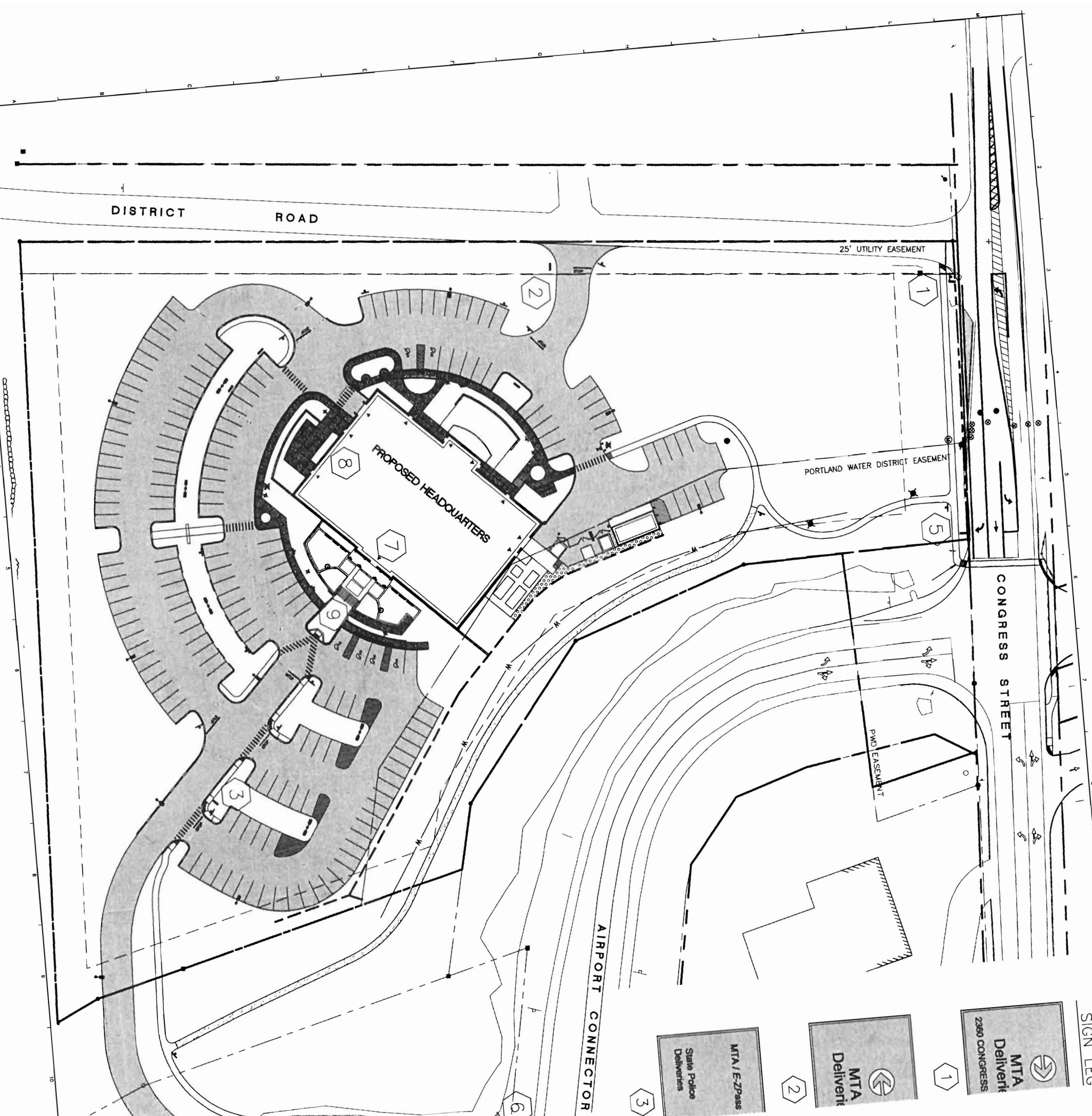
2

8

7

9

3



FABRICATED METAL SIGN PANEL:
BY ALLOWANCE

NOTE: COMPOSITE METAL PANEL
SIGN PANEL WITH PIN-MOUNTED
LETTERING (COLOR TO MATCH
BUILDING.) COORDINATE PURCHASE
OF COMPOSITE METAL SIGN PANEL
MATERIAL WITH SIGN FABRICATOR.

(2) EMBEDDED COLUMNS,
HSS 4"X4"X1/4" GALV.
STEEL TUBES; 24" EMBED
IN CONC.

FIELDSTONE PLATFORM

FG AT TOP OF WALL =
EXISTING GRADE AT
CROWN OF CONNECTOR
ROAD (99.5+/-)

BOULDER WALL

7'-9"

2'-0"

2360

CONGRESS STREET

Maine Turnpike Offices

EZPass
Customer Service

State Police Troop B

9'-0"

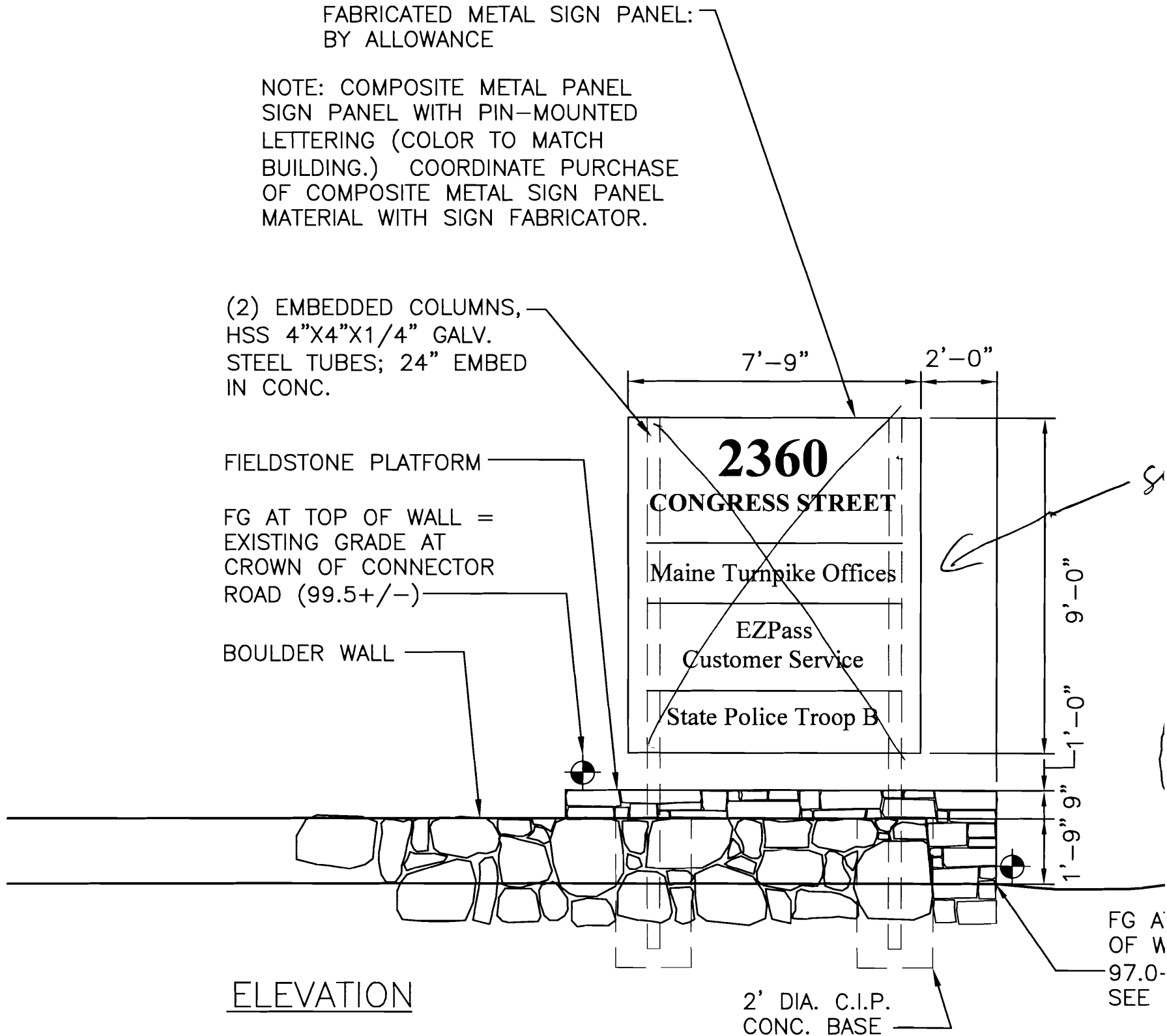
1'-0"

1'-9" 9"

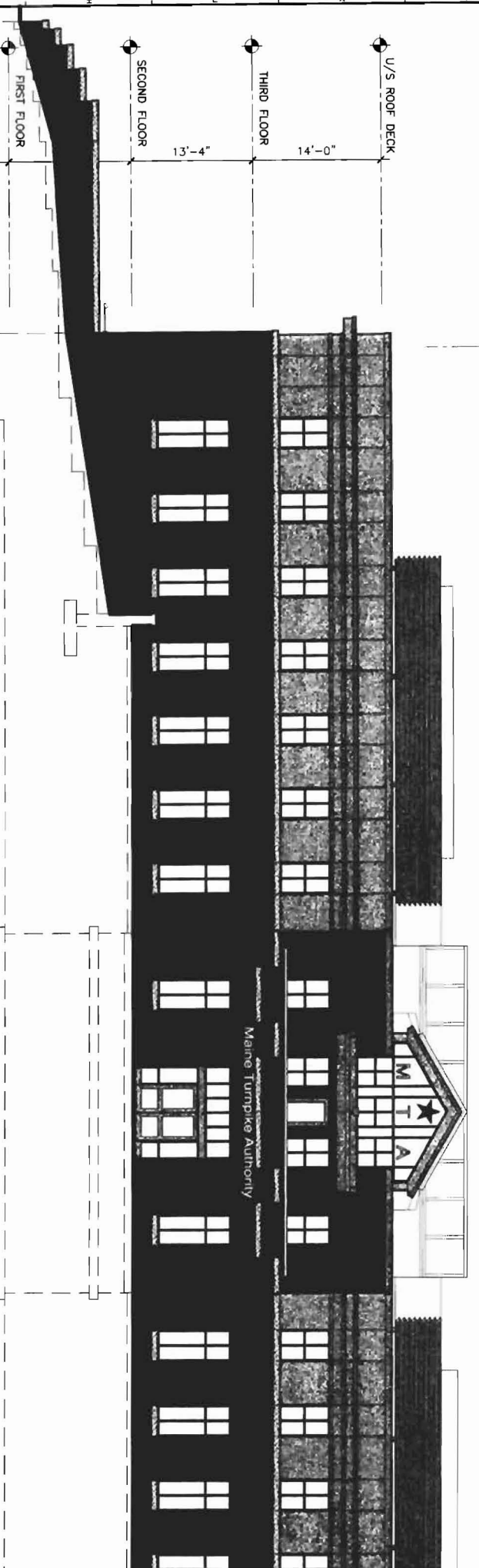
FG A
OF W
97.0-
SEE

ELEVATION

2' DIA. C.I.P.
CONC. BASE



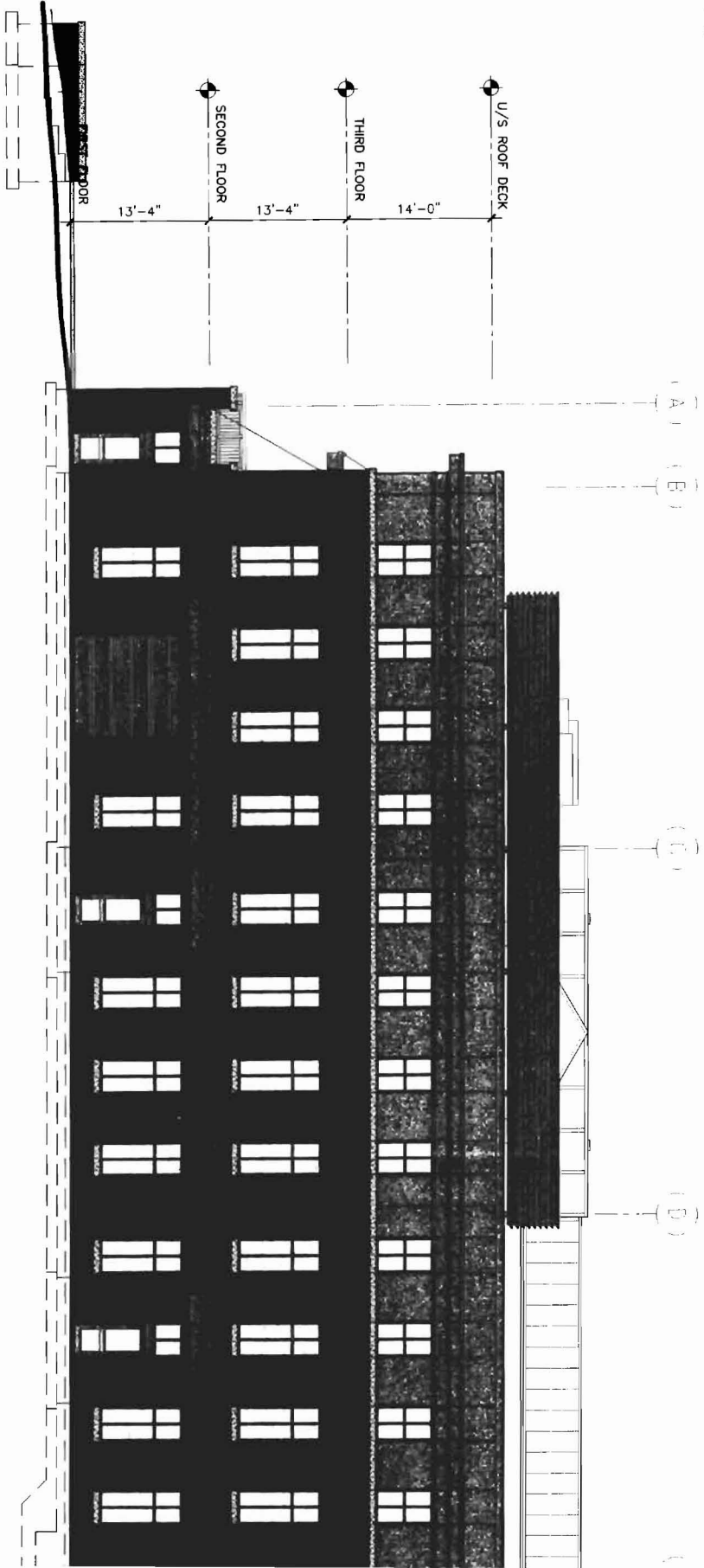
(1) (2) (3) (3.5) (3.7) (4)



SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

84 X14 = 1176 82



WEST EXTERIOR ELEVATION

1/8" = 1'-0"

54 X36 = 1944 82